

SUPERIOR 5 BEDROOM VILLA WITH PANORAMIC VIEWS

4 500 000 €

Property Code:	6643
Location:	Limassol - GERMASOGIAS
Plot Area:	805 m ²
Bathrooms:	4+
Heating:	Underfloor heating
Distance to the sea:	5 km
Status:	Off Plan
Covered verandas, m²:	50

Type:	Sale - House/Villa
Internal Area:	546 m ²
Bedrooms:	5
Renovation:	Modern
Year of construction:	2025
Distance to airport:	50 km
VAT:	PLUS

Property features:

Sea View	Swimming Pool	Heating	Air Condition
VRV central ceiling system	Double Glazing		

Description:

Upon request: This luxurious villa is situated in one of the most expensive and desirable areas in Limassol. Located in a quiet neighborhood, on the east side of the city on the riverbed of Germasogeia, surrounded by breath-taking landscapes as well as a lot of basic amenities (supermarkets, cafes, buses, shops, banks etc.) it is the ideal place for someone who's looking to live in a peaceful, tranquil and very scenic area that is also very near to major tourist attractions and with easy access to the highway.

An exquisite interior is created for villas like this, with all the ingredients that make it an extraordinary home. Amazing features and rooms not found within a common household make these homes the essence of luxury. All the basic amenities as well as some additions which give the owner of one of these villas the taste of a highly luxurious lifestyle with remarkable sea and mountain views, a nice garden and proximity to the park.

Features

Best quality ceramic tile flooring, combining durability with elegant aesthetics.

Designed with a modern Italian style, the kitchen boasts a sleek granite countertop that offers both functionality and sophistication.

Equipped with high-end built-in Miele appliances, including a cooker, brass oven, coffee machine, and dishwasher, ensuring a seamless and luxurious cooking experience.

Each bedroom is outfitted with custom-built lacquered cupboards, providing ample storage space while maintaining a stylish and cohesive look.

The living spaces are enhanced with gypsum decorative ceilings that incorporate sophisticated

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lighting and fiber optics, creating an ambiance of luxury and comfort.

Floor heating is installed, powered by advanced Mitsubishi machinery, ensuring warmth and comfort throughout the year.

The property features a VRV air-conditioning system by Toshiba, offering efficient and customizable climate control for every room.

Detailed Description of the Property:

Plot Size: 805 sq.m

Basement (197.8 sq.m)

TV Area

Gym

Indoor Swimming Pool

Massage Area

Sauna/Steam Room

Storage/Plant Room

Wellness and Lounge Area

Changing Room/Bathroom

Maid's Bedroom with En Suite

Utility Room/Laundry

Lift/Staircase

Ground Floor (197 sq.m)

Lobby

Living Area

Dining Area

Bar

Kitchen

Breakfast Area

Sitting Area

Guest Bedroom with En Suite

Office

Guest WC

Utility Room

Lift/Staircase

First Floor (151.8 sq.m)

3 Bedrooms with En Suites and Sea View

1 Master Bedroom with Wardrobe and En Suite

Covered Verandas (33.7 sq.m)

Outdoor Area (333 sq.m)

Swimming Pool

Water Feature

Sitting Area

BBQ Area

Covered Parking

Automated Home Control System:

- A. Provision for high-definition television using the latest digital standards (Hi-definition)
- B. A system of communication (internet & intercom phone)
- C. Alarm system with cameras & video surveillance
- D. Remote control curtains throughout
- E. Electric gate
- F. Double glazed windows
- G. Solar panels
- H. Water pressure pump

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